

Statement of Information  
Single residential property located in the Melbourne  
metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address  
Including suburb and  
postcode

56A Market Road Werribee VIC 3030

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$445,000

&

\$465,000

Median sale price

(\*Delete house or unit as applicable)

Median Price

\$377,000

Property type

Unit

Suburb

Werribee

Period-from

01 Nov 2019

to

31 Oct 2020

Source

Corelogic

Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

	Price	Date of sale
2/11 Parker Street Werribee VIC 3030	\$452,000	06-Jun-20
7/13-19 Purcell Court Werribee VIC 3030	\$455,000	15-Jul-20
13B Odessa Court Werribee VIC 3030	\$450,000	30-Jun-20

OR

B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 05 November 2020